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NEW JERSEY

Residential Building Permits

1982 SUMMARY

STATE OF NEW JERSEY
OFFICE OF DEMOGRAPHIC & ECONOMIC ANALYSIS
DIVISION OF PLANNING & RESEARCH
DEPARTMENT OF LABOR
C N 388
TRENTON, NEW JERSEY 08625-0388

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Table of Contents

	Page
Residential Building Permits	1
Conversions	9
Technical Notes	31

Tables

I	- Residential Construction	2
II	- County Data	4
III	- Ranking of Counties	6
IV	- Average Construction Costs	7
V	- Demolitions	7
VI	- Construction by Month	8
VII	- Municipal Data	13

NEW JERSEY RESIDENTIAL BUILDING PERMITS
1982 SUMMARY

This report summarizes residential building permit statistics for New Jersey covering the full year 1982. These tabulations are more complete than the sums of the monthly data previously published and regularly included in New Jersey Economic Indicators since they include information obtained after follow-up contacts with municipalities that did not originally report on a monthly basis. Further information on building permit statistics can be obtained by contacting Rickey Sanchez, Division of Planning and Research, telephone 609/292-0076.

'82 Marks End of Downturn

From all indication, 1982 marks the end of a 3 year downward trend in New Jersey's residential construction industry. Statewide annual figures showed that 21,400 dwelling units were authorized for construction in 1982, 111 units greater than 1981's total. Although this represents only a 1/2 of 1 percentage point gain over last year, it is the first positive movement in the industry since 1978.

The recessionary economy that was evident in 1981 continued to prevail in 1982. But some seeds of recovery began to develop early in the year. Prospects for a brighter economic outlook and a gradual decline in construction interest rates helped to ease the stagnation the homebuilding industry has felt for the past 3 years.

	New Jersey		United States	
	Units Authorized	% Change From Previous Year	Units * Authorized (thousands)	%Change From Previous Year
1979	34,908	-10.6	1,562.0	-13.9
1980	22,257	-36.2	1,207.2	-22.7
1981	21,293	- 4.3	997.7	-17.4
1982	21,404	+ 0.5	1,006.8	+ 0.9

* U.S. Bureau of the Census 16,000 Place Series for privately owned residential construction and public housing.

- See Technical Notes on Page 31 -

Table I

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS IN NEW JERSEY
1960-1982

Year	RESIDENTIAL CONSTRUCTION COSTS (thousands)			DWELLING UNITS AUTHORIZED (number)					
	Total	New Buildings	Additions & Alterations	Total	Single Family	Two Family	3-or-4 Family	5-or-More Family	Public
1960	$ 558,591	$ 497,534	$ 61,057	41,166	30,690	2,570	599	6,244	1,063
1961	622,482	553,029	69,453	46,963	29,555	2,784	733	10,525	3,366
1962	618,663	549,825	68,838	46,655	29,025	2,638	790	13,708	494
1963	681,597	608,660	72,937	54,488	28,685	3,036	891	21,191	685
1964	778,540	704,809	73,731	68,078	27,673	2,889	1,014	35,284	1,218
1965	804,151	727,586	76,565	64,933	30,675	3,684	822	28,040	1,712
1966	665,653	588,874	76,779	50,163	23,868	2,830	1,883	19,258	2,324
1967	652,963	572,646	80,317	46,958	24,380	2,338	1,092	17,412	1,736
1968	680,816	597,980	82,836	43,661	23,781	2,586	705	14,040	2,549
1969	661,820	562,616	99,204	37,887	21,030	2,814	787	12,854	402
1970	702,116	599,034	103,082	39,897	19,571	2,102	713	16,789	722
1971	990,471	876,144	114,327	58,040	28,424	2,912	1,098	24,589	1,017
1972	1,200,400	1,062,430	137,970	65,539	29,602	3,648	1,383	30,309	597
1973	1,187,837	1,030,506	157,331	52,145	27,851	2,322	1,138	20,376	458
1974	764,704	588,291	176,413	25,878	14,994	1,344	336	8,695	509
1975	751,581	574,101	177,480	23,215	15,720	1,220	502	5,523	250
1976	1,033,733	832,433	201,300	32,528	20,551	1,974	521	8,644	838
1977	1,206,053	998,931	207,122	34,887	23,689	1,808	459	8,220	711
1978	1,503,974	1,262,831	241,143	39,058	27,672	2,142	617	7,583	1,044
1979	1,575,051	1,274,353	300,698	34,908	22,759	1,906	618	8,845	780
1980	1,354,770	1,010,084	344,686	22,257	14,663	1,594	316	5,137	547
1981	1,367,786	1,022,130	345,656	21,293	12,479	1,380	383	6,528	523
1982	1,322,698	1,003,694	319,004	21,404	13,390	916	339	6,556	203

Nationally, housing starts edged upward early in the year. Their rebound was shaky at first, but picked up steam in the second half as reduced credit demand and a more accommodative Federal Reserve policy triggered a decline in interest rates. U.S. Department of Commerce figures showed that dwellings authorized by building permit in the nation rose by 91,000 units in 1982, a 0.9% gain over 1981's total.

More Single-Family Homes in '82 in New Jersey

The number of authorized one-family dwelling units in New Jersey rose to almost 13,400 in 1982, a gain of 900 units or 7.2% over the 1981 level, and represents the first positive sign in single-family construction since 1979.

The other primary sector of new homebuilding, apartment construction, although showing a less than one percent gain in authorized units, did register an increase for the second consecutive year.

Middlesex County Repeats as Top Choice of Homebuilders

For the second year in a row, Middlesex County led all other counties of the state in the volume of new residential construction. Middlesex County's total of 3,737 units was comprised of nearly 60% single-family dwellings while Ocean County, the state's number two ranked county, reported 85% of its 2,646 authorized dwellings as single-family units. The difference was Middlesex County's strong year in apartment-unit authorizations.

During 1982, there were 10 counties that approved over 1,000 total new-units for construction compared to only 7 in 1981, indicative of the "seeds of recovery" in the homebuilding industry that became apparent during the year.

Middlesex and Ocean were followed by Monmouth, with 2,096 units, Bergen with 1,423, and Burlington with 1,288.

The overall total for top-ranked Middlesex County was bolstered by heavy building activity in Edison Township. Edison led all other municipalities across the state with a total 1,023 new housing units approved in 1982, consisting of 512 single-family structures and 487 apartment units.

Table II
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES
ANNUAL SUMMARY 1982

County	Cost of Residential Construction			Dwelling Units Authorized					
	Total (000's)	New Buildings (000's)	Additions & Alterations (000's)	Total	Private				Public
					Single Family	Two Family	3-4 Family	5 or More	
ALL COUNTIES	$1,322,697.6	$1,003,693.9	$ 319,003.7	21,404	13,390	916	339	6,556	203
Atlantic	58,695.2	49,256.4	9,438.8	1,076	612	22	26	416	
Bergen	148,086.0	98,611.7	49,474.3	1,423	573	162	47	635	6
Burlington	56,746.1	47,487.9	9,258.2	1,288	906	60		322	
Camden	48,205.7	37,772.4	10,433.3	1,200	833	174	21	166	6
Cape May	72,616.4	57.038.9	15,577.7	1,059	395	184	59	421	
Cumberland	10,144.9	6,397.7	3,747.2	134	130	4			
Essex	65,788.1	35,260.8	30,527.3	604	168	8		428	
Gloucester	29,310.9	20,877.7	8,433.2	526	436	34		56	
Hudson	39,385.0	24,808.9	14,576.1	1,037	59	46	17	869	46
Hunterdon	32,998.4	29,262.0	3,736.4	449	391	2		56	
Mercer	49,672.0	31,715.3	17,956.7	522	415		11	96	
Middlesex	161,600.3	144,644.8	16,955.5	3,737	2,148	62	8	1,404	115
Monmouth	126,457.7	107,237.7	19,220.0	2,096	1,550	14	8	524	
Morris	104,578.9	80,009.3	24,569.6	1,151	1,094	10	17		30
Ocean	134,861.5	107,133.8	27,727.7	2,646	2,262	56	64	264	
Passaic	28,238.8	11,104.4	17,134.4	240	155	16		69	
Salem	6,168.8	4,028.9	2,139.9	82	82				
Somerset	57,348.3	48,676.7	8,671.6	803	506	28	46	223	
Sussex	28,636.6	21,154.3	7,482.3	401	357	6		38	
Union	51,710.0	32,705.1	19,004.9	780	187	24	15	554	
Warren	11,448.0	8,509.2	2,938.8	150	131	4		15	

New Residential Construction Spending Dips Slightly

The estimated cost of new residential construction authorized by local building inspectors totaled just over $1 billion in 1982, a slight drop of 2% compared to the previous year's figure. The increase in the number of 5-or-more family structures for the year (which normally carries a substantially lower cost-per-unit construction expense than one-family structures) may have had some effect on the lower spending figure reported in 1982.

Work on additions and alterations to existing homes was valued at $319 million in 1982, showing a slight downturn from the $346 million spent in 1981. Even with the decline, 1982 ranks as the third highest spending year dating back to 1960.

Change in Housing Stock

The number of housing units authorized for demolition in New Jersey totaled just over 4,500 in 1982, a 7.6% decrease from the 4,900 reported in 1981. More than half of all statewide demolition activity came from three cities. Newark reported slightly over 1,500 units scheduled for razing, up from 1981's 1,005 figure, Atlantic City with 562 and Jersey City with 499, both representing fewer demolitions for 1982 as compared to 1981's level.

Table III

NEW JERSEY COUNTIES RANKED BY NUMBER
OF DWELLING UNITS AUTHORIZED

	1982		1981	
	County	# of Units Authorized	County	# of Units Authorized
1.	Middlesex	3,737	Middlesex	2,830
2.	Ocean	2,646	Ocean	2,589
3.	Monmouth	2,096	Monmouth	2,152
4.	Bergen	1,423	Atlantic	2,071
5.	Burlington	1,288	Bergen	1,821
6.	Camden	1,200	Cape May	1,651
7.	Morris	1,151	Morris	1,026
8.	Atlantic	1,076	Essex	931
9.	Cape May	1,059	Camden	920
10.	Hudson	1,037	Somerset	797
11.	Somerset	803	Burlington	775
12.	Union	780	Hudson	522
13.	Essex	604	Union	510
14.	Gloucester	526	Gloucester	492
15.	Mercer	522	Passaic	459
16.	Hunterdon	449	Hunterdon	437
17.	Sussex	401	Mercer	428
18.	Passaic	240	Cumberland	270
19.	Warren	150	Sussex	269
20.	Cumberland	134	Warren	255
21.	Salem	82	Salem	88

Table IV

AVERAGE CONSTRUCTION COSTS OF DWELLING UNTIS
AUTHORIZED BY BUILDING PERMITS IN NEW JERSEY
1972-1982

Year	Single Family Cost Per Unit	Single Family Annual Change	5-or-More Family Cost Per Unit	5-or-More Family Annual Change
1972	$22,000		$11,150	
1973	24,250	+ 10.2%	14,750	+ 32.3%
1974	27,450	+ 13.2%	16,250	+ 10.2%
1975	29,000	+ 5.6%	14,700	- 9.5%
1976	30,800	+ 6.2%	16,050	+ 9.2%
1977	32,850	+ 6.7%	19,600	+ 22.1%
1978	36,300	+ 10.5%	23,450	+ 19.6%
1979	42,350	+ 16.7%	25,700	+ 9.6%
1980	51,600	+ 21.8%	34,600	+ 34.6%
1981	54,900	+ 6.4%	39,100	+ 13.0%
1982	54,000	- 1.6%	34,400	- 12.0%
10-Year Average		+ 9.6%		+ 12.9%

NOTE: These cost estimates are based on data supplied by local building inspectors. They do not include the cost of land, sewerage, or other improvements, nor the other differences between costs of construction and selling prices. The data do not standardize for qualitative changes in the mix of housing authorized and, therefore, should not be interpreted as indicators of the impact of inflation on building costs.

Table V

HOUSING UNITS AUTHORIZED FOR DEMOLITION
IN NEW JERSEY
1981-1982

Type of Building	Number of Units 1982	Number of Units 1981	Percent Change
Single-Family	1,325	1,673	- 20.8%
2-Family	738	772	- 4.4%
3-4 Family	951	1,048	- 9.3%
5-or-More Family	1,531	1,426	+ 7.4%
Total	4,545	4,919	- 7.6%

Table VI

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
BY MONTH, THE STATE OF NEW JERSEY, 1982

	Cost of Residential Construction			Dwelling Units Authorized					
					Private				
	Total (000's)	New Buildings (000's)	Additions & Alterations (000's)	Total	Single Family	Two Family	3-4 Family	5 or More	Public
January	$ 37,394	$ 28,244	$ 9,150	634	268	30	6	215	115
February	42,100	27,316	14,784	521	311	34	7	169	0
March	106,133	83,510	22,623	1,694	834	60	22	772	6
April	85,249	61,065	24,184	1,208	968	56	23	155	6
May	81,926	56,471	25,455	1,145	943	10	23	169	0
June	113,920	86,577	27,343	1,924	1,077	78	36	733	0
July	85,399	61,186	24,213	1,237	915	46	8	268	0
August	102,195	80,554	21,641	1,813	1,047	56	20	690	0
September	120,431	93,090	27,341	1,880	1,180	82	61	557	0
October	139,588	110,009	29,579	2,829	1,265	110	15	1,363	76
November	118,321	96,013	22,308	2,005	1,550	144	26	285	0
December	117,070	98,924	18,146	2,174	1,376	136	68	594	0
Sub-total	$1,149,726	$ 882,959	$ 266,767	19,064	11,734	842	315	5,970	203
*Undistributed	$ 172,972	$ 120,735	$ 52,237	2,340	1,656	74	24	586	0
Total	$1,322,698	$1,003,694	$ 319,004	21,404	13,390	916	339	6,556	203

* Information received too late for tabulation on a monthly basis.

Conversions

The survey forms used to collect building permit information for 1982 contained a section on conversions. The section had two parts; first, there was a question about housing units created by converting a nonresidential structure, e.g., an abandoned factory, into apartments or a store into housing units. Second, there was a question about housing units removed by converting a single or multi-family unit to nonresidential or nonhousekeeping use, e.g., offices, stores, hotels, etc.

Communities reporting gains (+) and losses (-) in housing for 1982 due to a conversion of property are shown below:

County	Municipality	Dwelling Units
Atlantic	Atlantic City	+ 3
	Buena	+ 10
Bergen	Emerson	+ 12
	Lyndhurst Twp.	+ 1
	South Hackensack Twp.	+ 1
Burlington	Fieldsboro	+ 3
	Mansfield Twp.	+ 2
	Tabernacle Twp.	+ 1
Cape May	Sea Isle City	+ 3
Cumberland	Bridgeton	+ 1
Essex	Montclair	+ 1
	Newark	- 2
Gloucester	Deptford Twp.	+ 1
	Glassboro	+ 2
Hudson	Bayonne	+ 1
	Hoboken	+ 98
	Jersey City	+ 6
Hunterdon	East Amwell Twp.	+ 1
	Holland Twp.	+ 1
	Lebanon Twp.	+ 1
Mercer	Hopewell	+ 3
	Trenton	- 1

County	Municipality	Dwelling Units
Middlesex	New Brunswick	+142
	Piscataway Twp.	+ 1
Monmouth	Bradley Beach	+ 26
	Holmdel Twp.	+ 1
	Long Branch	- 1
	Middletown Twp.	+ 4
	Neptune Twp.	- 1
	Tinton Falls	- 1
Morris	Madison	- 1
	Mendham	- 1
	Morristown	+ 1
	Washington Twp.	- 1
Ocean	Brick Twp.	+ 1
	Lacey Twp.	+ 1
Passaic	Hawthorne	+ 1
	Little Falls Twp.	- 1
	North Haledon	+ 11
	Paterson	+145
	Ringwood	+ 2
Salem	Pittsgrove Twp.	+ 1
Somerset	Bound Brook	+ 2
	Branchburg Twp.	- 1
	Somerville	+ 3
Union	New Providence	+ 25
	Summit	+ 8
Warren	Allamuchy Twp.	+ 5
	Greenwich Twp.	+ 1
	Phillipsburg	+ 4

Notes on Table VII
Annual Data for Municipalities

Because of continued demand for demolitions information, 1981 and 1982 data at the municipal level are included in this report.

In order to conserve space, municipal statistics for authorizations of 2-family and 3-to-4 family homes have been consolidated. Also, public housing does not appear as a separate column but is included in the data by type of structure. Shown below are communities reporting public housing activity in 1982.

Municipalities with Public Housing

These figures are included in specific categories on the municipality pages.

Bergen County	- Hackensack	- 6 Units (Two-family)
Camden County	- Voorhees Twp.	- 6 Units (Two-family)
Hudson County	- Jersey City	- 46 Units (5-or-more family)
Middlesex County	- Edison Twp.	- 115 Units (Single family)
Morris County	- Madison	- 30 Units (Two-family)

Completeness of Data

All 564 municipalities in New Jersey that issue building permits reported their activity for 1982. The following municipalities do not issue building permits.

Audubon Park	-	Camden County
Walpack Twp.	-	Sussex County
Pahaquarry Twp.	-	Warren County

TABLE VII
NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1982

	Dwelling Units Authorized				Residential Demolitions	
ATLANTIC COUNTY	Total	Single Family	2 to 4 Family	5 or More Family	1981	1982
Absecon City	8	8			1	1
Atlantic City	310	16		294	749	562
Brigantine City	71	47	12	12	14	1
Buena Boro	5	5			0	1
Buena Vista Twp.	9	9			0	0
Corbin City	1	1			0	0
Egg Harbor Twp.	59	59			8	10
Egg Harbor City	6	6			5	5
Estell Manor City	9	9			0	1
Folsom Boro	2	2			0	4
Galloway Twp.	259	200	8	51	9	2
Hamilton Twp.	54	33		21	0	4
Hammonton Town	66	28		38	2	3
Linwood City	14	14			0	0
Longport Boro	4	4			1	1
Margate City	12	10	2		10	1
Mullica Twp.	15	15			0	1
Northfield City	3	3			0	0
Pleasantville City	133	125	8		23	10
Port Republic City	2	2			0	0
Somers Point City	1	1			0	0
Ventnor City	27	9	18		1	6
Weymouth Twp.	6	6			0	0
Total	1,076	612	48	416	823	613
BERGEN COUNTY						
Allendale Boro	4	4			0	0
Alpine Boro	12	12			5	3
Bergenfield Boro	49	3	34	12	0	2
Bogota Boro	2	2			0	0
Carlstadt Boro	8		8		2	3
Cliffside Park Boro	4	2	2		2	2
Closter Boro	3	3			0	0
Cresskill Boro	35	35			3	2
Demarest Boro	3	3			0	0
Dumont Boro	105	5		100	0	0

TABLE VII
NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1982

BERGEN COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1981	1982
East Rutherford Boro	5	5			4	0
Edgewater Boro	65	61	4		8	5
Elmwood Park Boro	25	9	16		2	3
Emerson Boro	11	11			1	0
Englewood City	19	19			3	1
Englewood Cliffs Boro	8	8			2	0
Fair Lawn Boro	5	5			2	0
Fairview Boro	16		16		5	2
Fort Lee Boro	124	14	10	100	44	10
Franklin Lakes Boro	47	47			0	0
Garfield City	30		14	16	7	0
Glen Rock Boro	1	1			0	1
Hackensack City	82		10	72	47	25
Harrington Park Boro	8	8			0	0
Hasbrouck Heights Boro	6	4	2		1	0
Haworth Boro	4	4			0	1
Hillsdale Boro	2	2			0	1
Hohokus Boro	1	1			0	1
Leonia Boro	38	38			0	1
Little Ferry Boro	4		4		0	0
Lodi Boro	11	2	4	5	2	10
Lyndhurst Twp.	35	3	8	24	13	1
Mahwah Twp.	88	17	41	30	1	0
Maywood Boro	136			136	0	0
Midland Park Boro	0				0	0
Montvale Boro	9	9			2	1
Moonachie Boro	2	2			2	0
New Milford Boro	4	4			0	2
North Arlington Boro	0				0	0
Northvale Boro	10	10			0	0
Norwood Boro	7	7			0	0
Oakland Boro	2	2			0	1
Old Tappan Boro	5	5			0	0
Oradell Boro	3	1	2		0	0
Palisades Park Boro	25	1	24		7	9

TABLE VII
NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1982

	Dwelling Units Authorized				Residential Demolitions	
BERGEN COUNTY (Cont'd)	Total	1 Family	2 Family	5 or More Family	1981	1982
Paramus Boro	32	30	2		3	1
Park Ridge Boro	4	4			0	0
Ramsey Boro	40	20	2	18	0	0
Ridgefield Boro	8	6	2		0	2
Ridgefield Park Vil.	4		4		1	0
Ridgewood Vil.	128	6		122	3	1
River Edge Boro	6	6			8	4
River Vale Twp.	21	21			0	0
Rochelle Park Twp.	1	1			1	0
Rockleigh Boro	1	1			0	0
Rutherford Boro	5	5			2	5
Saddle Brook Twp.	5	5			3	1
Saddle River Boro	21	21			0	3
South Hackensack Twp.	0				0	3
Teaneck Twp.	5	5			2	0
Tenafly Boro	4	4			3	0
Teterboro Boro	0				0	0
Upper Saddle River Boro	12	12			10	1
Waldwick Boro	7	7			0	4
Wallington Boro	4		4		4	2
Washington Twp.	13	13			0	0
Westwood Boro	5	5			1	3
Woodcliff Lake Boro	9	9			0	0
Wood-Ridge Boro	4	2	2		1	3
Wyckoff Twp.	21	21			1	1
Total	1,423	573	215	635	208	121
BURLINGTON COUNTY						
Bass River Twp.	3	3			3	0
Beverly City	1	1			2	0
Bordentown City	0				3	8
Bordentown Twp.	3	3			0	3
Burlington City	4	4			1	0
Burlington Twp.	4	4			0	1
Chesterfield Twp.	6	6			0	1
Cinnaminson Twp.	4	4			0	2
Delanco Twp.	0				0	0
Delran Twp.	1	1			0	5

NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1982

BURLINGTON COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1981	1982
Eastampton Twp.	5	5			1	0
Edgewater Park Twp.	0				0	0
Evesham Twp.	546	286		260	2	1
Fieldsboro Boro	0				0	0
Florence Twp.	14	14			3	0
Hainesport Twp.	6	6			1	1
Lumberton Twp.	5	5			3	0
Mansfield Twp.	11	11			0	1
Maple Shade Twp.	0				5	1
Medford Twp.	94	94			3	0
Medford Lakes Boro	3	3			0	0
Moorestown Twp.	37	37			0	0
Mt. Holly Twp.	1	1			4	1
Mt. Laurel Twp.	190	128		62	2	1
New Hanover Twp.	2	2			2	1
North Hanover Twp.	3	3			0	1
Palmyra Boro	0				1	0
Pemberton Boro	0				3	2
Pemberton Twp.	73	73			0	5
Riverside Twp.	2	2			0	1
Riverton Boro	0				0	0
Shamong Twp.	16	16			0	2
Southampton Twp.	12	12			0	1
Springfield Twp.	15	15			2	1
Tabernacle Twp.	27	27			0	0
Washington Twp.	1	1			0	0
Westampton Twp.	191	131	60		9	0
Willingboro Twp.	8	8			0	0
Woodland Twp.	0				0	0
Wrightstown Boro	0				1	0
Total	1,288	906	60	322	51	40
CAMDEN COUNTY						
Audubon Boro	4	4			0	0
Audubon Park Boro	0				0	0
Barrington Boro	0				0	0
Bellmawr Boro	2	2			0	0
Berlin Boro	5	5			0	2

TABLE VII
NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1982

CAMDEN COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1981	1982
Berlin Twp.	6	6			3	3
Brooklawn Boro	0				0	0
Camden City	0				239	239
Cherry Hill Twp.	121	121			26	2
Chesilhurst Boro	0				0	0
Clementon Boro	0				8	0
Collingswood Boro	1	1			2	0
Gibbsboro Boro	0				2	0
Gloucester City	0				9	14
Gloucester Twp.	370	267	38	65	11	1
Haddon Twp.	1	1			2	4
Haddonfield Boro	2	2			0	0
Haddon Heights Boro	0				0	0
Hi-Nella Boro	0				0	0
Laurel Springs Boro	1	1			0	0
Lawnside Boro	1	1			0	2
Lindenwold Boro	21	18	3		1	2
Magnolia Boro	2	2			0	0
Merchantville Boro	0				0	0
Mt. Ephraim Boro	1	1			0	0
Oaklyn Boro	1	1			0	0
Pennsauken Twp.	88	88			6	2
Pine Hill Boro	22	22			1	1
Pine Valley Boro	0				0	0
Runnemede Boro	1	1			0	0
Somerdale Boro	2	2			0	1
Stratford Boro	0				0	0
Tavistock Boro	0				0	0
Voorhees Twp.	280	109	144	27	8	0
Waterford Twp.	49	43	6		3	1
Winslow Twp.	219	135	10	74	4	4
Wood-Lynne Boro	0				1	2
Total	1,200	833	201	166	326	280
CAPE MAY COUNTY						
Avalon Boro	74	47	18	9	12	9
Cape May City	97	15	6	76	2	18
Cape May Point Boro	4	4			0	0
Dennis Twp.	15	15			1	0
Lower Twp.	120	118	2		2	2

TABLE VII
NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1982

	Dwelling Units Authorized				Residential Demolitions	
CAPE MAY COUNTY (Cont'd)	Total	Single Family	2 to 4 Family	5 or More Family	1981	1982
Middle Twp.	66	64	2		3	1
North Wildwood City	58	5	30	23	5	1
Ocean City	249	20	87	142	121	53
Sea Isle City	93	12	48	33	12	7
Stone Harbor Boro	68	6	14	48	11	20
Upper Twp.	55	55			0	4
West Cape May Boro	19	15	4		1	3
West Wildwood Boro	5	5			4	0
Wildwood City	29	3	26		11	10
Wildwood Crest Boro	107	11	6	90	6	1
Woodbine Boro	0				0	0
Total	1,059	395	243	421	191	129
CUMBERLAND COUNTY						
Bridgeton City	2	2			40	26
Commercial Twp.	6	6			13	0
Deerfield Twp.	13	13			2	1
Downe Twp.	3	3			0	0
Fairfield Twp.	8	8			2	0
Greenwich Twp.	0				5	1
Hopewell Twp.	6	6			0	0
Lawrence Twp.	9	9			0	0
Maurice River Twp.	7	7			6	2
Millville City	28	28			4	7
Shiloh Boro	1	1			0	0
Stow Creek Twp.	3	3			0	0
Upper Deerfield Twp.	19	19			0	2
Vineland City	29	25	4		51	26
Total	134	130	4		123	65
ESSEX COUNTY						
Belleville Town	103	1	2	100	20	3
Bloomfield Town	7	3	4		0	6
Caldwell Boro	4	4			0	1
Cedar Grove Twp.	10	10			0	4
East Orange City	128			128	113	30

TABLE VII
NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1982

	Dwelling Units Authorized				Residential Demolitions	
ESSEX COUNTY (Cont'd)	Total	Single Family	2 to 4 Family	5 or More Family	1981	1982
Essex Fells Boro	3	3			1	0
Fairfield Boro	23	23			7	1
Glen Ridge Boro	0				0	0
Irvington Town	1	1			5	42
Livingston Twp.	39	39			14	1
Maplewood Twp.	3	3			2	2
Millburn Twp.	14	12	2		0	2
Montclair Town	8	8			0	2
Newark City	65			65	1,005	1,535
North Caldwell Boro	26	26			0	0
Nutley Town	137	2		135	4	6
Orange City	0				16	38
Roseland Boro	7	7			0	0
South Orange Village Twp.	0				2	0
Verona Boro	3	3			0	0
West Caldwell Boro	1	1			2	1
West Orange Town	22	22			9	2
Total	604	168	8	428	1,200	1,676
GLOUCESTER COUNTY						
Clayton Boro	18	18			1	1
Deptford Twp.	29	29			8	12
East Greenwich Twp.	11	11			0	0
Elk Twp.	7	7			0	0
Franklin Twp.	76	76			5	9
Glassboro Boro	5	5			4	5
Greenwich Twp.	3	3			0	1
Harrison Twp.	13	13			1	1
Logan Twp.	21	21			7	0
Mantua Twp.	15	15			0	0
Monroe Twp.	24	24			5	5
National Park Boro	2	2			0	0
Newfield Boro	1	1			3	0
Paulsboro Boro	1	1			15	1
Pitman Boro	2	2			2	0

TABLE VII
NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1982

GLOUCESTER COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1981	1982
South Harrison Twp.	11	11			1	0
Swedesboro Boro	4	4			0	0
Washington Twp.	231	141	34	56	1	0
Wenonah Boro	3	3			2	0
West Deptford Twp.	43	43			5	9
Westville Boro	3	3			0	2
Woodbury City	0				5	7
Woodbury Heights Boro	0				0	1
Woolwich Twp.	3	3			0	1
Total	526	436	34	56	65	55
HUDSON COUNTY						
Bayonne City	13		2	11	7	4
East Newark Boro	0				0	0
Guttenberg Town	0				0	1
Harrison Town	12		12		7	5
Hoboken City	208			208	25	35
Jersey City	751	51	23	677	707	499
Kearny Town	4	2	2		8	9
North Bergen Twp.	26	3	4	19	2	1
Secaucus Town	8		8		2	1
Union City	7	3	4		55	16
Weehawken Twp.	0				0	0
West New York Town	8		8		0	0
Total	1,037	59	63	915	813	571
HUNTERDON COUNTY						
Alexandria Twp.	13	13			0	0
Bethlehem Twp.	1	1			3	0
Bloomsbury Boro	0				0	0
Califon Boro	3	3			0	0
Clinton Town	9	7	2		0	0
Clinton Twp.	82	82			3	0
Delaware Twp.	4	4			1	0
East Amwell Twp.	18	18			0	0
Flemington Boro	0				0	6
Franklin Twp.	11	11			0	0

TABLE VII
NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1982

	Dwelling Units Authorized				Residential Demolitions	
HUNTERDON COUNTY (Cont'd)	Total	Single Family	2 to 4 Family	5 or More Family	1981	1982
Frenchtown Boro	1	1			0	4
Glen Gardner Boro	36	12		24	0	0
Hampton Boro	12	12			0	0
High Bridge Boro	32	32			0	1
Holland Twp.	10	10			0	0
Kingwood Twp.	13	13			1	0
Lambertville City	11	11			0	0
Lebanon Boro	0				0	0
Lebanon Twp.	13	13			0	0
Milford Boro	1	1			0	0
Raritan Twp.	83	51		32	6	2
Readington Twp.	61	61			0	0
Stockton Boro	0				0	0
Tewksbury Twp.	19	19			2	0
Union Twp.	14	14			0	0
West Amwell Twp.	2	2			0	1
Total	449	391	2	56	16	14
MERCER COUNTY						
East Windsor Twp.	64	4		60	1	1
Ewing Twp.	39	39			4	2
Hamilton Twp.	181	147	4	30	8	5
Hightstown Boro	1	1			0	0
Hopewell Boro	0				0	0
Hopewell Twp.	26	26			1	3
Lawrence Twp.	104	104			3	1
Pennington Boro	0				0	0
Princeton Boro	3		3		0	0
Princeton Twp.	19	9	4	6	1	1
Trenton City	0				55	78
Washington Twp.	11	11			1	2
West Windsor Twp.	74	74			0	0
Total	522	415	11	96	74	93

TABLE VII
NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1982

MIDDLESEX COUNTY	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1981	1982
Carteret Boro	3	3			4	1
Cranbury Twp.	12	12			0	0
Dunellen Boro	0				0	0
East Brunswick Twp.	165	165			1	2
Edison Twp.	1,023	512	24	487	2	1
Helmetta Boro	1	1			0	0
Highland Park Boro	1	1			2	1
Jamesburg Boro	2	2			5	1
Metuchen Boro	0				0	1
Middlesex Boro	46	14		32	0	12
Milltown Boro	10	10			2	4
Monroe Twp.	363	355	8		1	0
New Brunswick City	11	11			49	46
North Brunswick Twp.	453	236	4	213	1	0
Old Bridge Twp.	420	402		18	9	11
Perth Amboy City	16	12	4		1	9
Piscataway Twp.	125	125			16	11
Plainsboro Twp.	145	123		22	2	2
Sayreville Boro	315	15		300	0	6
South Amboy City	3	3			1	3
South Brunswick Twp.	87	59	28		11	11
South Plainfield Boro	19	17	2		0	1
South River Boro	4	4			1	3
Spotswood Boro	41	41			5	0
Woodbridge Twp.	472	140		332	2	1
Total	3,737	2,263	70	1,404	115	127
MONMOUTH COUNTY						
Aberdeen Twp.	14	14			2	1
Allenhurst Boro	0				0	0
Allentown Boro	2	2			0	0
Asbury Park City	3	3			21	33
Atlantic Highlands Boro	4	4			1	0
Avon-by-the-Sea Boro	1	1			0	0
Belmar Boro	2	2			1	1
Bradley Beach Boro	48	13		35	2	0
Brielle Boro	52	52			0	0
Colts Neck Twp.	21	21			0	0

TABLE VII
NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1982

MONMOUTH COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1981	1982
Deal Boro	2	2			0	0
Eatontown Boro	4	4			0	0
Englishtown Boro	0				1	1
Fair Haven Boro	3	3			2	1
Farmingdale Boro	0				0	0
Freehold Boro	1	1			0	3
Freehold Twp.	180	44		136	7	6
Hazlet Twp.	28	28			5	2
Highland Boro	16	6		10	0	4
Holmdel Twp.	40	40			2	2
Howell Twp.	223	223			6	11
Interlaken Boro	0				0	0
Keansburg Boro	3	3			3	5
Keyport Boro	4	4			4	8
Little Silver Boro	13	13			1	0
Loch Arbour Vil.	0				0	0
Long Branch City	77	43	2	32	58	27
Manalapan Twp.	97	97			8	11
Manasquan Boro	13	13			1	2
Marlboro Twp.	324	324			0	0
Matawan Boro	2	2			3	2
Middletown Twp.	585	291		294	8	3
Millstone Twp.	20	20			2	1
Monmouth Beach Boro	7	7			3	1
Neptune Twp.	22	22			0	0
Neptune City Boro	0				0	0
Ocean Twp.	31	31			0	1
Oceanport Boro	2	2			2	0
Red Bank Boro	7	7			0	10
Roosevelt Boro	21	1	20		0	0
Rumson Boro	3	3			1	0
Sea Bright Boro	0				2	1
Sea Girt Boro	6	6			0	0
Shrewsbury Boro	4	4			0	0
Shrewsbury Twp.	0				0	0
South Belmar Boro	1	1			0	1
Spring Lake Boro	10	10			1	0
Spring Lake Heights Boro	5	5			0	0
Tinton Falls Boro	27	10		17	0	0
Union Beach Boro	9	9			3	0

TABLE VII
NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1982

MONMOUTH COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1981	1982
Upper Freehold Twp.	10	10			1	0
Wall Twp.	53	53			4	2
West Long Branch Boro	96	96			2	0
Total	2,096	1,550	22	524	157	140
MORRIS COUNTY						
Boonton Town	7	3	4		0	0
Boonton Twp.	22	22			0	0
Butler Boro	2	2			0	0
Chatham Boro	10	10			0	0
Chatham Twp.	13	13			0	1
Chester Boro	1	1			0	0
Chester Twp.	12	12			0	0
Denville Twp.	27	27			2	3
Dover Town	23	17	6		2	0
East Hanover Twp.	39	39			0	4
Florham Park Boro	119	119			0	2
Hanover Twp.	23	23			3	5
Harding Twp.	10	10			0	0
Jefferson Twp.	16	16			4	4
Kinnelon Boro	22	22			0	0
Lincoln Park Boro	9	5	4		0	0
Madison Boro	35	5	30		3	3
Mendham Boro	12	12			0	0
Mendham Twp.	13	13			1	0
Mine Hill Twp.	3	3			0	0
Montville Twp.	49	49			3	1
Morris Twp.	129	129			0	0
Morris Plains Boro	2	2			0	0
Morristown Town	13	13			8	5
Mountain Lakes Boro	8	8			0	0
Mt. Arlington Boro	3	3			1	0
Mt. Olive Twp.	17	17			2	3
Netcong Boro	4	4			0	1
Parsippany-Troy Hills Twp.	119	119			3	6
Passaic Twp.	31	27	4		2	0
Pequannock Twp.	17	17			1	3
Randolph Twp.	54	54			12	36
Riverdale Boro	2	2			3	0
Rockaway Boro	2	2			2	0
Rockaway Twp.	18	18			0	3

TABLE VII
NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1982

MORRIS COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1981	1982
Roxbury Twp.	98	98			6	3
Victory Gardens Boro	0				0	0
Washington Twp.	164	157	7		2	1
Wharton Boro	3	1	2		1	0
Total	1,151	1,094	57		61	84
OCEAN COUNTY						
Barnegat Twp.	39	33	6		3	0
Barnegat Light Boro	16	16			0	0
Bay Head Boro	4	4			0	1
Beach Haven Boro	40	32	8		0	5
Beachwood Boro	19	19			0	1
Berkeley Twp.	515	503		12	4	3
Brick Twp.	413	348	36	29	2	7
Dover Twp.	260	235	2	23	14	14
Eagleswood Twp.	4	4			1	0
Harvey Cedars Boro	11	11			0	0
Island Heights Boro	1	1			0	0
Jackson Twp.	81	51	30		6	10
Lacey Twp.	143	143			1	3
Lakehurst Boro	0				0	0
Lakewood Twp.	126	46	4	76	20	10
Lavallette Boro	99	85	2	12	3	18
Little Egg Harbor Twp.	136	84		52	3	0
Long Beach Twp.	75	73	2		5	6
Manchester Twp.	316	304	12		3	4
Mantoloking Boro	3	3			1	0
Ocean Twp.	17	17			0	0
Ocean Gate Boro	15	15			0	0
Pine Beach Boro	1	1			0	0
Plumsted Twp.	20	20			1	0
Point Pleasant Boro	84	54	2	28	2	7
Point Pleasant Beach Boro	18	6		12	2	1
Seaside Heights Boro	15	1	8	6	6	0
Seaside Park Boro	16	2		14	3	0
Ship Bottom Boro	14	14			0	0
South Toms River Boro	2		2		0	0

TABLE VII
NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1982

OCEAN COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1981	1982
Stafford Twp.	121	115	6		13	0
Surf City Boro	16	16			0	0
Tuckerton Boro	6	6			0	0
Total	2,646	2,262	120	264	93	90
PASSAIC COUNTY						
Bloomingdale Boro	4	4			0	4
Clifton City	13	5	8		5	6
Haledon Boro	7	3	4		0	0
Hawthorne Boro	2	2			2	1
Little Falls Twp.	3	3			2	3
North Haledon Boro	5	5			0	0
Passaic City	3	3			55	0
Paterson City	72	1	2	69	305	280
Pompton Lakes Boro	3	3			0	0
Prospect Park Boro	1	1			0	0
Ringwood Boro	13	13			1	0
Totowa Boro	2	2			1	1
Wanaque Boro	30	30			3	0
Wayne Twp.	49	49			23	9
West Milford Twp.	29	29			2	0
West Paterson Boro	4	2	2		5	0
Total	240	155	16	69	404	304
SALEM COUNTY						
Alloway Twp.	5	5			0	0
*Carneys Point Twp.	6	6			1	0
Elmer Boro	0				2	0
Elsinboro Twp.	2	2			0	0
Lower Alloways Creek Twp.	3	3			1	0
Mannington Twp.	4	4			2	2
Oldmans Twp.	2	2			0	0
Penns Grove Boro	0				22	8
Pennsville Twp.	8	8			0	9
Pilesgrove Twp.	6	6			2	0

TABLE VII
NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1982

SALEM COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1981	1982
Pittsgrove Twp.	32	32			1	1
Quinton Twp.	5	5			0	0
Salem City	4	4			0	0
Upper Pittsgrove Twp.	2	2			0	1
Woodstown Boro	3	3			0	0
Total	82	82			31	21
SOMERSET COUNTY						
Bedminster Twp.	43	43			0	0
Bernards Twp.	203	16	46	141	0	0
Bernardsville Boro	24	24			3	1
Bound Brook Boro	1	1			0	0
Branchburg Twp.	19	19			7	2
Bridgewater Twp.	89	89			9	2
Far Hills Boro	2	2			0	0
Franklin Twp.	122	52		70	0	3
Green Brook Twp.	15	15			0	6
Hillsborough Twp.	183	171		12	2	1
Manville Boro	8	4	4		1	1
Millstone Boro	0				0	0
Montgomery Twp.	29	29			0	0
North Plainfield Boro	1	1			1	2
Peapack-Gladstone Boro	4	4			0	3
Raritan Boro	30	6	24		0	0
Rocky Hill Boro	1	1			0	0
Somerville Boro	0				0	4
South Bround Brook Boro	1	1			0	0
Warren Twp.	20	20			2	3
Watchung Boro	8	8			0	0
Total	803	506	74	223	25	28
SUSSEX COUNTY						
Andover Boro	0				0	0
Andover Twp.	68	56		12	0	0
Branchville Boro	1	1			0	0
Byram Twp.	10	10			0	0
Frankford Twp.	20	20			3	1

TABLE VII
NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1982

SUSSEX COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1981	1982
Franklin Boro	3	3			2	0
Fredon Twp.	10	10			0	0
Green Twp.	10	10			0	0
Hamburg Boro	0				0	0
Hampton Twp.	15	15			0	0
Hardyston Twp.	12	12			0	0
Hopatcong Boro	6	6			11	4
Lafayette Twp.	7	7			0	0
Montague Twp.	12	12			0	0
Newton Town	8	8			8	2
Ogdensburg Boro	2	2			0	0
Sandyston Twp.	5	5			0	0
Sparta Twp.	76	70	6		2	0
Stanhope Boro	0				0	0
Stillwater Twp.	13	13			0	1
Sussex Boro	0				0	0
Vernon Twp.	88	62		26	7	1
Walpack Twp.	0				0	0
Wantage Twp.	35	35			0	0
Total	401	357	6	38	33	9
UNION COUNTY						
Berkeley Heights Twp.	9	9			0	0
Clark Twp.	10	10			0	1
Cranford Twp.	18	18			1	2
Elizabeth City	383	8	12	363	56	28
Fanwood Boro	1	1			0	3
Garwood Boro	2	2			0	0
Hillside Twp.	0				1	0
Kenilworth Boro	0				1	0
Linden City	79	7	6	66	8	9
Mountainside Boro	2	2			0	0
New Providence Boro	4	4			0	0
Plainfield City	100	4		96	5	16
Rahway City	6	6			3	5
Roselle Boro	0				2	4
Roselle Park Boro	1	1			0	1

TABLE VII
NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1982

	Dwelling Units Authorized				Residential Demolitions	
UNION COUNTY (Cont'd)	Total	Single Family	2 to 4 Family	5 or More Family	1981	1982
Scotch Plains Twp.	14	14			1	1
Springfield Twp.	29	29			2	0
Summit City	55	21	13	21	5	3
Union Twp.	32	32			6	2
Westfield Town	35	19	8	8	0	0
Winfield Twp.	0				0	0
Total	780	187	39	554	91	75
WARREN COUNTY						
Allamuchy Twp.	41	26		15	2	0
Alpha Boro	1	1			0	0
Belvidere Town	1	1			0	0
Blairstown Twp.	21	21			0	0
Franklin Twp.	5	5			0	1
Frelinghuysen Twp.	6	6			0	0
Greenwich Twp.	1	1			0	0
Hackettstown Town	3	1	2		1	0
Hardwick Twp.	2	2			0	0
Harmony Twp.	5	5			1	0
Hope Twp.	1	1			0	0
Independence Twp.	5	5			1	0
Knowlton Twp.	12	12			0	1
Liberty Twp.	3	3			1	0
Lopatcong Twp.	10	10			0	1
Mansfield Twp.	9	9			1	0
Oxford Twp.	3	3			0	0
Pahaquarry Twp.	0				0	0
Phillipsburg Town	0				10	6
Pohatcong Twp.	1	1			0	0
Washington Boro	2		2		0	0
Washington Twp.	8	8			1	0
White Twp.	10	10			1	1
Total	150	131	4	15	19	10

TECHNICAL NOTES

Source of the Data

The statistics presented in this report are based on data derived from monthly reports submitted by local building inspectors in all New Jersey municipalities that issue building permits for residential construction. The Division of Planning and Research cooperates with the U.S. Bureau of the Census in this program, the state agency surveying 20% and the Federal 80% of the state's municipalities.

Definitions of Terms

1. Dwelling Unit (or housing unit): A house or apartment unit intended for occupancy as separate living quarters and having either:

   a. a kitchen or cooking facilities,

   or

   b. direct access from the outside or through a common hall.

   Group living quarters, such as dormitories, nursing homes, and barracks are excluded.

2. Single-family house: A house with one dwelling unit. Includes semi-detached and row houses if the units are separated by a ground to roof party wall. Does not include mobile homes.

3. Two-family house: A house with two housing units. If built side-by-side they do not have a ground to roof party wall and they generally have a common attic, basement, heating plant, and other common features.

4. Three and four family buildings: Each building contains three or four housing units having a common basement, heating plant, stairs, water supply and disposal facilities, or entrance.

5. Apartment buildings: Each building contains five or more housing units having a common basement, heating plant, stairs, water supply and sewage disposal facilities, or entrance. Condominiums and cooperatively owned apartment buildings may fall into this category.

6. Publicly-owned housing units: Includes all housing units owned by Federal, state and local government, public housing authorities, and on military reservations, except barracks.

7. Additions and alterations: Includes all additions and alterations to the types of building listed above, including most conversions.

8. Demolitions: Includes all permits issued for demolitions or razing of housekeeping units in residential buildings, whether privately or publicly owned.

Limitations of the Data

1. Building permit data reflect planned construction and not construction actually put in place. However, studies have indicated that construction is actually undertaken in the majority of cases.

2. Evidence is lacking as to how closely the valuations recorded for building permit purposes approximate the actual dollar amount of construction involved.